

City of Jerome Planning & Zoning Agenda

City Council Chambers, 100 East Avenue A, Jerome, ID 83338

City Administrator Mike Williams, Interim City Planner Esmeralda Chavez

COMMISSION MEMBERS: Chairman Rod Mink; Commissioners Carl McEntarffer, Dave Holley, Jeff Schroeder, Paul Johnson, Benjamin Reed, and Shonna Fraser

REGULAR MEETING

January 11, 2022 7:00 p.m.

Due to the current circumstances, Council Chambers will be open to the public with masks strongly recommended. We will also broadcast meetings via Zoom. You are encouraged to join the meeting by clicking on the link below or you can call in from your phone.

To Join Zoom Meeting: <https://us02web.zoom.us/j/85232731075>

Meeting ID: 852 3273 1075

To call in with your phone only or to watch on your computer and listen via phone, call 1-346-248-7799 or 1-669-900-6833

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***Please Note:** Speakers who have been given the floor may be limited to three minutes of discussion. Any item can be added or removed from the consent calendar prior to the meeting.*

1. **Call to Order & Roll Call**
2. **Public Hearing** for a request from Juan Gonzalez for a renewal of a Special Use Permit allowing a commercial entertainment facility (indoor), on the property located at Lot 16 & 17, Block 76, Jerome Townsite SE 13-8-16, more commonly known as 160 West Main Street, Jerome, Idaho.
3. **Consider** a request from Juan Gonzalez for a renewal of a Special Use Permit allowing a commercial entertainment facility (indoor), on the property located at Lot 16 & 17, Block 76, Jerome Townsite SE 13-8-16, more commonly known as 160 West Main Street, Jerome, Idaho— *action item*
4. **Public Hearing** for a request from Idaho Milk Transport, Inc for a renewal of a Special Use Permit allowing a truck terminal yard, on the properties located at Jerome Unplatted Tax 41C and 64 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho.
5. **Consider** a request from Idaho Milk Transport, Inc for a renewal of a Special Use Permit allowing a truck terminal yard, on the properties located at Jerome Unplatted Tax 41C and 64 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho- *action item*
6. **Public Hearing** for a request from Michael Taylor for a renewal of a Special Use Permit allowing an in-home occupation, in-home firearms sales, on the parcel described as Lot 2, Lamms Subdivision #1, NW 18-8-17, more commonly known as 309 16th Avenue East, Jerome, Idaho.

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7. **Consider** a request from Michael Taylor for a renewal of a Special Use Permit allowing an in-home occupation, in-home firearms sales, on the parcel described as Lot 2, Lamms Subdivision #1, NW 18-8-17, more commonly known as 309 16th Avenue East, Jerome, Idaho- *action item*

8. **Public Hearing** for a request from Lincoln Commons, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described as follows:

Parcel 1: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: All of Block 55, a portion of Block 56, a portion of Block 65, a portion of Block 66 and more particularly described as follows:

Beginning at the Intersection of 3rd Ave. W. and N. Birch St. (Which lies North 00°23'45" East a distance of 350.02 feet from the Intersection of 2nd Ave. W. and N. Birch St.), Thence South 89°40'03" East for a distance of 45.00 feet; Thence South 00°23'45" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence South 89°40'03" East for a distance of 486.74 feet;
Thence South 00°11'36" West for a distance of 334.88 feet;
Thence North 89°41'09" West for a distance of 53.00 feet;
Thence North 00°17'12" East for a distance of 25.08 feet;
Thence North 89°49'08" West for a distance of 35.00 feet;
Thence South 00°17'12" West for a distance of 164.86 feet;
Thence North 89°42'18" West for a distance of 299.88 feet;
Thence North 00°16'47" East for a distance of 164.96 feet;
Thence North 89°41'09" West for a distance of 99.98 feet;
Thence North 00°23'45" East for a distance of 310.01 feet to the TRUE POINT OF BEGINNING.

approximately 4.7 acres, more commonly known as the western portion of the vacant land located south of the Northside Head Start building and including the baseball field at the end of North Alder Street.

9. **Consider** a request from Lincoln Commons, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described as follows:

Parcel 1: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: All of Block 55, a portion of Block 56, a portion of Block 65, a portion of Block 66 and more particularly described as follows:

Beginning at the Intersection of 3rd Ave. W. and N. Birch St. (Which lies North 00°23'45" East a distance of 350.02 feet from the Intersection of 2nd Ave. W. and N. Birch St.), Thence South 89°40'03" East for a distance of

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45.00 feet; Thence South 00°23'45" West for a distance of 40.00 feet to the
TRUE POINT OF BEGINNING;

Thence South 89°40'03" East for a distance of 486.74 feet;
Thence South 00°11'36" West for a distance of 334.88 feet;
Thence North 89°41'09" West for a distance of 53.00 feet;
Thence North 00°17'12" East for a distance of 25.08 feet;
Thence North 89°49'08" West for a distance of 35.00 feet;
Thence South 00°17'12" West for a distance of 164.86 feet;
Thence North 89°42'18" West for a distance of 299.88 feet;
Thence North 00°16'47" East for a distance of 164.96 feet;
Thence North 89°41'09" West for a distance of 99.98 feet;
Thence North 00°23'45" East for a distance of 310.01 feet to the
TRUE POINT OF BEGINNING.

approximately 4.7 acres, more commonly known as the western portion of the vacant land located south of the Northside Head Start building and including the baseball field at the end of North Alder Street- *action item*

10. **Public Hearing** to hear a request from Nicholas Levdanskiy for a Special Use Permit allowing an in-home occupation, vehicle sticker application, on the parcel described as Lot 9, Block 39 Jerome Townsite 50' x 125'(SW 18-8-17), more commonly known as 300 4th Avenue East, Jerome, Idaho.

11. **Consider** a request from Nicholas Levdanskiy for a Special Use Permit allowing an in-home occupation, vehicle sticker application, on the parcel described as Lot 9, Block 39 Jerome Townsite 50' x 125'(SW 18-8-17), more commonly known as 300 4th Avenue East, Jerome, Idaho- *action item*

12. **Consent Agenda-** *action item*

The consent calendar consists of items that are considered to be routine in nature and will be enacted in the form of one motion. Any item can be removed from the consent calendar and heard in its regular order at the request of any commissioner or the chairman.

A. Approve the minutes from the December 14th, 2021 regular meeting.

B. Consider/Approve Findings and Conclusions for Lincoln Commons, LLC for a Rezone from Public/Semi Public to Central Business District (CBD), on the parcels described as follows:

Parcel 2: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: A portion of Block 56, a portion of Block 65 and more particularly described as follows:

Beginning at the Intersection of North Lincoln and 3rd Ave. W. (Which lies South 89°42'02" East a distance of 480.11 feet from the Intersection of 3rd Ave. W. and N. Alder St.), Thence North 89°42'02" West for a distance of 45.00 feet; Thence South 00°17'05" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°17'05" West for a distance of 334.98 feet;

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Thence North 89°41'09" West for a distance of 382.13 feet;

Thence North 00°11'36" East for a distance of 334.88 feet;

Thence South 89°42'02" East for a distance of 382.66 feet to the TRUE POINT OF BEGINNING.

approximately 2.86 acres, more commonly known as the east portion of the vacant land south of the Jerome School District Administration building at the corner of 3rd Avenue West and North Lincoln, Jerome, Idaho.

- C. Consider/Approve Findings and Conclusions for Lincolns Commons, LLC for a Special Use Permit allowing a Planned Unit Development (PUD), on the property described as, Block 55, Part of Block 56, Part of Block 65, Part of Block 66, Jerome Townsite, Township 8 South, Range 16 East, Section 13, Jerome County, Idaho, more commonly known as the vacant lot south of the Jerome School District Administration and the Northside Head Start building, known as the old Central Elementary school including the baseball field at the end of North Alder Street.

13. Citizen Correspondence and Issues

14. Discussion Period & Staff Reports

15. Adjournment

Note: Any person needing special accommodations to participate in the above noticed meeting should contact City Hall (City Administrator 208-324-8189 x 102) seven days prior to the meeting.